

PUBLIC REAL ESTATE AUCTION

**2 Story Colonial Home on 1.3 +/- Acre
Saturday, March 13, 2021 @ 10 AM**

563 Meetinghouse Rd, Gap, PA 17527 - Lancaster County



Directions: Route 322 East of Blue Ball, turn right onto Route 897 South, turn left onto Meetinghouse Road, approximately ½ mile to property on left

Property Description: 1.3 acres of Lancaster County bliss! This 4 bed, 2.5 bath Colonial home has 2 stories and a full basement. Quality workmanship from top to bottom including; 12 panel/12panel/48 volt solar system, 2 x 6 construction, Anderson windows and doors, 200 amp/220 volt electric, attached 2-bay garage (24 x 24) with (2) 9 x 7 insulated overhead doors and much more. The first floor features a living room, family room, laundry room, powder room and kitchen with lots of cabinet/counter space. The second floor main bedroom comes with an oversized bath and walk-in closet. There is a full bath with shower/tub combo, 3 bedrooms plus and unfinished storage area above the garage. The full basement includes a coal stove with outdoor Bilco entrance. Outdoor amenities: 13 x 32 deck, 12 x 16 deck, large children's play area with swing set and oversized sandbox, 3 bay dog kennel, 12 x 16 garden / wood shed, 4 x 6 playhouse, 8 x 8 chicken coop, outdoor water hydrant, local style reel wash line and much more! Salisbury Township, Taxes \$4,686 +/-

Open Houses: Thursday: Feb 25th 4-7 PM • Saturday: Feb 27th 1-4PM

Terms: Down payment of \$25,000.00 required day of auction. Settlement on or before May 14, 2021. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

Attention Realtors: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction. Must preregister buyers 48 hours prior to the auction. Pre-registration forms are available on-line at www.beiler-campbellauctions.com

Auctioneers Notes: Bring your dogs, horses etc and enjoy the 30 x 35 – 2 story horse barn with a full upstairs event hosting area for all your indoor gatherings. This stable gives you 3 free standing stall front stalls (9 x 13), spacious middle aisle/work area, extra enclosed storage room in the back and running water. Great opportunity to own a move-in ready property in scenic Salisbury Township! Low Taxes!

For additional docs & pictures go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

**BEILER-CAMPBELL
AUCTION SERVICES**



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Auctioneers:

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Seller: Samuel & Verna Stoltzfus 717-355-5153

Attorney: Kling & Deibler 717-354-7700

